

**Subject:** 12/13/2016 02:30 PM - Planning and Land Use Management Committee Meeting

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TITLE: Planning and Land Use Management Committee Meeting

DATE: 12/13/2016

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## PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, December 13, 2016

JOHN FERRARO COUNCIL CHAMBER ROOM 340, CITY HALL - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

### \*PLEASE NOTE LOCATION CHANGE FOR THIS MEETING ONLY\*

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR  
COUNCILMEMBER MARQUEECE HARRIS-DAWSON  
COUNCILMEMBER GILBERT A. CEDILLO  
COUNCILMEMBER MITCHELL ENGLANDER  
COUNCILMEMBER CURREN D. PRICE, JR.

(Sharon Dickinson - Legislative Assistant - (213) 978-1074 or email [Sharon.Dickinson@lacity.org](mailto:Sharon.Dickinson@lacity.org))

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Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

MULTIPLE AGENDA ITEM COMMENT

GENERAL PUBLIC COMMENT

ITEM NO. (1)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

ITEM NO. (2)

[94-2018](#)

CD 4 **TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 1/20/17**

Negative Declaration and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission, Resolution and draft Ordinance relative to a Vesting Zone Change to modify previously adopted Q Condition No. 12 to allow the addition of eight new restaurants otherwise not permitted under the existing Q Condition, and to modify previously adopted Q Condition No. 15 to allow for operating hours Sunday through Thursday from 7:00 a.m. to 11:00 p.m., and Friday and Saturday from 7:00 a.m. to 12:00 a.m., for the property located at 14006 West Riverside Drive.

Applicant: Sherman Oaks Fashion Associates, LP

Representative: Heather Crossner, Latham and Watkins, LLP

Case No. CPC-2016-778-VZC

CEQA No. ENV-2016-779-ND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (3) **RELATED TO ITEM 4**

[09-0736-S2](#)

CD 5 **TIME LIMIT: 12/21/16; LAST DAY FOR COUNCIL ACTION: 12/14/16**

Categorical Exemption Class 1, Class 2, Class 8 and Class 31, and related California Environmental Quality Act (CEQA) findings, and report from the Department of City Planning (DCP) relative to the Carthay Square Historic Preservation Overlay Zone (HPOZ) Preservation Plan. (On November 29, 2016, Council adopted a Motion [Koretz - Huizar] pursuant to Charter Section 245, asserting jurisdiction over the September 8, 2016 action of the LACPC on the Carthay Square HPOZ Preservation Plan [Letter of Determination dated November 22, 2016].

Applicant: City of Los Angeles, DCP

Case No. CPC-2016-884-HPOZ

CEQA No. ENV-2016-885-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (4) **RELATED TO ITEM 3**

[09-0736-S1](#)

CD 5 Categorical Exemption Class 8 and Class 31, and related California Environmental Quality Act (CEQA) findings and report from the Los Angeles City Planning Commission (LACPC) relative to a draft Ordinance establishing the proposed Carthay Square Historic Preservation Overlay Zone (HPOZ), for the properties generally bounded by Olympic Boulevard to the North; the alley west of Stearns drive to the West; the alley north of Pico to the South, and the alley east of Hayworth to the East.

Applicant: City of Los Angeles, DCP

Case No. CPC-2016-884-HPOZ

CEQA No. ENV-2016-885-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (5)

[16-1280](#)

CD 2

**TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 1/25/17**

Environmental Impact Report, Addendum, Mitigation Measures, Mitigation Monitoring Program, Statement of Overriding Considerations and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC), draft Ordinance effecting a Zone and Height District Change from C4-1L, (Q)C4-1L and P-IL to (T)(Q)C2-1, Sign District (Supplemental Use District) for a comprehensive set of sign regulation for the project, and an appeal filed by Walter D. Hall on behalf of Laurel Grove Neighborhood Association from part of the LACPC determination in approving the following: a) Zoning Administrator's Determination to allow the project to exceed the Transitional Height requirements of 12.21.1A,10 and provide maximum building heights of 77 feet for Building J from zero to 100 feet of the R1 Zone, 72 feet for Building J from 100 to 200 feet of the R1 Zone, 34 feet for Residential Building B from 50 to 100 feet of the R1 Zone, and 64 feet for Residential Building B from 100 to 200 feet of the R1 Zone; b) Zoning Administrator's Determination to allow Shared Parking of the off-street parking spaces for the commercial uses within the project, providing 2,046 spaces in lieu of the required 2,389 parking spaces; and, c) Adjustment from Section 12.14-C to allow a rear yard setback of 11 feet 6 inches in lieu of the required 18-foot rear yard for one residential building for the adaptive reuse, rehabilitation, and partial expansion of the former Macy's building for approximately 256,000 square feet of office and retail uses with approximately 316,000 square feet of new commercial development, including retail, restaurant, health club, and cinema uses, and 642 rental housing units in two main residential buildings, and public and private recreational amenities strategically located within the 25-acre site with the development of associated parking facilities, the installation of commercial signage, and the demolition of several existing buildings on site, for the property located at 6150 North Laurel Canyon Boulevard, subject to modified Conditions of Approval.

Applicant: Clare Bronowski, MGP XI GPI Laurel Plaza, LLC

Representative: James Auld, Altoon Partners, LLP

Case No. CPC-2015-889-VZC-SN-VCU-MCUP-SPR-ZAD-ZAA-1A

CEQA No. ENV-2015-888-EIR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (6)

[16-1058-S3](#)

CD 9

**TIME LIMIT: 1/7/17; LAST DAY FOR COUNCIL ACTION: 12/14/16**

Environmental Impact Report and related California Environmental Quality Act (CEQA) findings, report from the City Attorney and draft Ordinance relative to authorizing the execution of a Development Agreement between the City of Los Angeles and PHR LA MART LLC, for a proposed term of 20 years, for a mixed-use project consisting of 549 apartment units, including 21 live/work units and 895 residential condominiums, a 208-key hotel, 67,702 square feet of retail/restaurant uses, 29,355 square-foot grocery store, 17,507 square-foot gallery, and 7,879 square-foot fitness studio to the existing Reef building, which will be maintained and includes 8,000 square-foot addition for a rooftop restaurant, including several buildings ranging in height from 77 feet up to 420 feet on an approximately 9.7-acre property consisting of two City blocks and including 2,512 vehicle parking spaces and 1,906 bicycle parking stalls, with the project containing approximately 2,541,468 square feet of floor area upon full build out, for the property located at 1900 South Broadway.

Applicant: PHR LA MART, LLC

Representative: Edgar Khalatian, Mayer Brown, LLP

Case No. CPC-2014-1772-DA

CEQA No. ENV-2014-1773-EIR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (7)

[16-0478](#)

CD 13

**TIME LIMIT: 12/30/16; LAST DAY FOR COUNCIL ACTION: 12/14/16**

Environmental Impact Report, Mitigation Monitoring and Reporting Program, Statement of Overriding Considerations, and related California Environmental Quality Act (CEQA) findings, report from the City Attorney and draft Ordinance relative to authorizing the execution of a Development Agreement between the City of Los Angeles and 5901 Sunset Studios Holdings, LLC, for a proposed term of 15 years, for the construction of a mixed-use building of not more than 15 stories and 230 feet in height (not including rooftop structures), consisting of not more than 26,000 square feet of retail floor area, not more than 274,000 square feet of office floor area, and 830 parking spaces on a 1.55-acre site bounded by Sunset Boulevard on the south and North Bronson Avenue of the east, for the property located at 5901 Sunset Boulevard and 1515 North Bronson Avenue.

Applicant: Sunset Studio Holdings, LLC

Representative: Cindy Starrett, Latham and Watkins

Case No. CPC-2015-984-DA

CEQA No. ENV-2013-2813-EIR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (8)

[16-0933](#)

CD 5

Categorical Exemption pursuant to Article III, Section 1, Class 32 and Class 4, Category 1 of the California Environmental Quality Act (CEQA) Guidelines, report from the Department of City

Planning, and an appeal filed by Bruce D. Kuyper, David Daigle, Sheldon Berger, Andrea and Michael Mohr, from the determination of the Director of Planning, in approving a Clarification of Q Condition No. 1 of Ordinance No. 165958, allowing a multifamily development to exceed the 32-foot height limitation by five feet for a total building height of 37 feet for the properties located at 862-870 Moraga Drive, subject to Conditions of Approval.

Applicant: Pamela Day, Moraga Housing CO, LLC

Case No. DIR-2014-4936-CLQ

CEQA No. ENV-2014-4937-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (9)

15-1369

CD 5 CONTINUED FROM 12/6/16

**TIME LIMIT: 1/8/17; LAST DAY FOR COUNCIL ACTION: 12/14/16**

Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and related California Environmental Quality Act (CEQA) findings, Communications from the Mayor and the Los Angeles City Planning Commission (LACPC) and appeal filed by Laura Aflalo, Fisch Properties, LP (Representative: Veronica Becerra, Rabuild Commercial Services, LLC) relative to the entire determination of the LACPC in disapproving a General Plan Amendment to the Wilshire Community Plan Map, to add a footnote to the Wilshire Community Plan Map, referencing the project site as follows: "Development of the properties bounded by Burton Way to the north, Arnaz Drive to the west, Hamel Road to the east, and Colgate Avenue to the south shall be permitted as a High Medium density development, limited to a maximum Floor Area Ratio (FAR) of 3:1"; disapproving a Zone Change from R3-1-O to [Q]R4-1-O; disapproving Zoning Administrator Adjustments to reduce the required front yard on Hamel Road from 15 feet to 8 feet and to reduce the required rear yard from 17 feet to 8 feet; and disapproving a Site Plan Review for a development project that will result in an increase of 50 or more dwelling units, for the proposed construction of an 88-unit apartment building varying in height from 37 feet (three stories) along Colgate Avenue to 54.4 feet (five stories) along the alley to the north of the project site, including 160 automobile parking spaces and 97 bicycle parking spaces in a two-level subterranean garage, approximately 12,300 square feet of open space consisting of 7,900 square feet of common open space and 4,400 square feet of private open space, total project floor area is approximately 90,000 square feet, including demolition of five two-story apartment buildings of varying age containing 29 residential units, comprising of five contiguous lots with a total lot area of approximately 35,100 square feet (0.81 acre) for the property located at 411-439 South Hamel Road.

Applicant: Laura Aflalo, Fisch Properties, LP

Representative: Veronica Becerra, Rabuild Commercial Services, LLC

Case No. CPC-2013-4028-GPA-ZC-SPR-ZAA

CEQA No. ENV-2013-4029-MND

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (10)

16-0502

CD 1 CONTINUED FROM 9/20/16

Mitigated Negative Declaration (MND), Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, East Los Angeles Area Planning Commission (ELAAPC) report, and an appeal filed by Mark Kenyon on behalf of the Mount Washington Homeowner's Alliance under California Public Resources Code Section 21151(c) of CEQA, from the determinations of the ELAAPC in adopting the MND (ENV-2014-1935-MND) for the following projects:

- a. Construction of a 2,566 square-foot, three-story, 31-foot and 6 inches in height, single-family dwelling, including an attached 400 square-foot garage on an approximately 5,201 square-foot lot, for the property located at 3911 North West Point Drive (Case No. DIR-2014-1705-SPP-1A).
- b. Construction of a 2,527 square-foot, three-story, 40-foot and 8 inches in height, single-family dwelling, including an attached 400 square-foot garage on an approximately 5,146 square-foot lot, for the property located at 3861 North West Point Drive (Case No. DIR-2014-1927-SPP-1A).
- c. Construction of a 2,733 square-foot, three-story, 38-foot and 8 inches in height, single-family dwelling, including an attached 400 square-foot garage, on an approximately 6,960 square-foot lot, for the property located at 3864 North West Point Drive (Case No. DIR-2014-1934-SPP-1A).
- d. Construction of a 2,759 square-foot, three-story, 43-foot and 7 inches in height, single-family dwelling, including an attached 400 square-foot garage, on an approximately 5,733 square-foot lot, for the property located at 3870 North West Point Drive (Case No. DIR-2014-1938-SPP-1A).
- e. Construction of a 2,438 square-foot, three-story, 41-foot and 1 inch in height, single-family dwelling, including an attached 400 square-foot garage, on an approximately 4,963 square-foot lot, for the property located at 3874 North West Point Drive (Case No. DIR-2014-1939-SPP-1A).
- f. Construction of a 2,656 square-foot, three-story, 44-foot and 11 inches in height, single-family dwelling, including an attached 400 square-foot garage, on an approximately 5,446 square-foot lot, for the property located at 3878 North West Point Drive (Case No. DIR-2014-1940-SPP-1A).
- g. Construction of a 2,450 square-foot, three-story, 39-foot and 8 inches in height, single-family dwelling, including an attached 400 square-foot garage, on an approximately 5,137 square-foot lot, for the property located at 3884 North West Point Drive (Case No. DIR-2014-1941-SPP-1A).
- h. Construction of a 2,689 square-foot, three-story, 42-foot and ten inches in height, single-family dwelling, including an attached 400 square-foot garage, on an approximately 5,498 square-foot lot, for the property located at 3900 North West Point Drive (Case No. DIR-2014-1942-SPP-1A).
- i. Construction of a 2,397 square-foot, three-story, 31-foot and four inches in height, single-family dwelling, including an attached 400 square-foot garage, on an approximately 4,874 square-foot lot, for the property located at 3871 North West Point Drive (Case No. DIR-2014-2243-SPP-1A).

Applicant: Steven Chen, TAG Design Works

Case Nos. DIR-2014-1705-SPP-1A; DIR-2014-1927-SPP-1A; DIR-2014-1934-SPP-1A; DIR-2014-1938-SPP-1A; DIR-2014-1939-SPP-1A; DIR-2014-1940-SPP-1A; DIR-2014-1941-SPP-1A; DIR-2014-1942-SPP-1A; DIR-2014-2243-SPP-1A

CEQA No. ENV-2014-1935-MND

Fiscal Impact Statements: Yes

Community Impact Statements: None submitted.

ITEM NO. (11)

14-0656-S27

CD 4 Application filed by Kyle Bui requesting a Hardship Exemption from Baseline Mansionization Interim Control Ordinance No. 183497, for a proposed addition of two bedrooms, 2.5 bathrooms, small family den, and a space for potential extra family members totaling 432 square feet added to the back of an existing 1,146 square-foot, 12 feet high single family residence with three bedrooms, one bath with a detached garage at the rear of the residence, bringing the total square footage to 1,578 square feet and maintaining the height of the existing residence, for the property located at 743 North June Street.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (12)

14-0656-S33

CD 11 Application filed by Juan Arias (Representative: Gino Paino) requesting a Hardship Exemption from Baseline Mansionization Interim Control Ordinance No. 183497 for the partial demolition of a 938 square-foot single family residence with a two-story detached garage including a recreation room and storage, and a portion of the second floor of the existing garage structure, to accommodate the new construction of an addition consisting of 1,435 square feet with three bedrooms, two bathrooms, plus a recreation room with a half bath, for the property located at 1229 West Elm Street.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

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